Energy performance certificate (EPC)

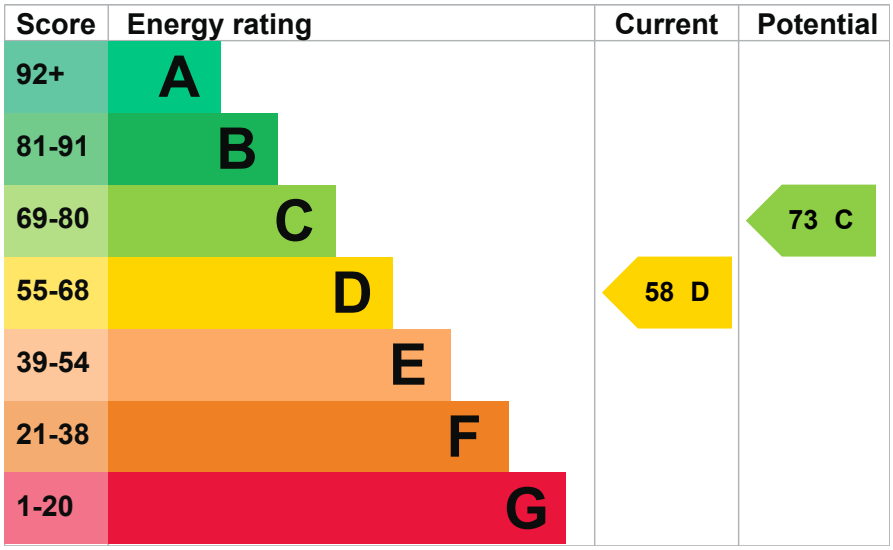
17 Glen Road HOLYWOOD BT18 0HB	Energy rating **D**	Valid until:	**22 April 2035**
		Certificate number:	**4706-3565-7102-0124-8406**

Property type	Detached house
Total floor area	309 square metres

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£4,378 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,619 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	13.0 tonnes of CO2
This property's potential production	0.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£417
Potential rating after completing step 1	**62 D**

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£59
Potential rating after completing steps 1 and 2	**63 D**

Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£177
Potential rating after completing steps 1 to 3	**64 D**

Step 4: Low energy lighting

Typical installation cost	£155
Typical yearly saving	£108
Potential rating after completing steps 1 to 4	**65 D**

Step 5: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£172
Potential rating after completing steps 1 to 5	**67 D**

Step 6: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£187
Potential rating after completing steps 1 to 6	68 D

Step 7: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£266
Potential rating after completing steps 1 to 7	71 C

Step 8: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£233
Potential rating after completing steps 1 to 8	73 C

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£249
Potential rating after completing steps 1 to 9	76 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£427
Potential rating after completing steps 1 to 10	80 C

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Chris McLean
Telephone	07751695309
Email	chris.mclean54@yahoo.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209992
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	23 April 2025
Date of certificate	23 April 2025
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.